

AD HOC COMMITTEE ON TENANT SECURITY
(AHCTS)

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THIS BULLETIN IS DESIGNED TO KEEP THE RESIDENTS OF THE COLONNADES INFORMED ABOUT THE CONTINUING ACTIVITIES OF THE AD HOC COMMITTEE ON TENANT SECURITY. LISTED BELOW ARE THE APARTMENT AND TELEPHONE NUMBERS OF THE PERSONS YOU MAY CONTACT FOR FURTHER QUESTIONS OR COMMENT.

- * In spite of a snowstorm, almost 300 tenants came to the Tenant Forum on March 4th to voice their complaints, suggestions and comments about tenant security. Those who attended the Forum were brought up-to-date on the activities of AHCTS, and heard remarks by City Councilman Frank Megaro and by Martin Aranow, President of the New Jersey Tenants' Organization. The Forum closed with a spontaneous, informal vote by the tenants present to withhold their April rents if concrete and satisfactory steps were not taken by management.
- * Following up the sentiments voiced at the Forum, representatives of AHCTS met with Mr. Desdunes on Monday, March 8th and with Mr. Desdunes and Mr. Stein on Thursday, March 11th. The purpose of both meetings was to convey to management the feelings of the tenants, and to discuss with management the steps already taken and planned to improve tenant security. We asked that management send us a letter no later than Friday, March 12th, stating exactly what management proposed to do. We made it clear that we intended to transmit management's proposal (with the comments and recommendations of AHCTS) -- and our own proposal if we found management's plans to be unsatisfactory -- to the tenants for their approval or rejection.
- * On Friday, March 12th, AHCTS finally received a 4-page letter from Mr. Desdunes repeating what management has done to date, and, more importantly, what management intends to do ultimately. Management's letter is too lengthy to duplicate verbatim here (i.e., we can't afford to duplicate it), but this BULLETIN will excerpt the relevant portions.

1. To-Date: As of the date of this BULLETIN, management has expended or committed itself to the expenditure of approximately \$60,618 for:

- hiring 1 more full-time guard at C,D, and contracting with a commercial security service for temporary guards until they can hire their own men;
- repairing the parking lot gate controls;
- buying 10 walkie-talkies for the guards;
- installing additional fencing;
- repairing the house intercom;
- installing heavy duty locks on the lobby doors;
- buying additional guard uniforms.

AHCTS believes that only 3 of these steps -- the hiring of 1 1/2 new guards, the purchase of more guard uniforms, and the purchase of the walkie-talkies -- are valid responses to our demand for increased tenant security. AHCTS believes that all the other steps taken by management to-date are things that normally should have been done in the ordinary course of properly maintaining the buildings.

2. Ultimately: Management has yet to state definitely what it ultimately intends to do to improve tenant security. Management's letter of March 12th states that management is considering 5 alternatives with incremental cost consequences ranging from a low of \$4,000 to a high of \$94,000. After listing these 5 alternatives, management's continued....

letter states that:

"Precisely what can be done to: 1) increase outside lighting; 2) determine what type of closed circuit TV system can be installed; 3) determine exactly the ultimate personnel complement in security; depends upon how we can find the funds to meet these expenditures."

Management's letter goes on to state that:

"... (W)e will not have the financial means to implement any of the (5 alternatives) except (the cheapest) one, without some form of tenant participation in sharing the costs now for the increased service."

The cheapest alternative that management is considering adopting calls for nothing more than the installation of sound sensors in the elevator cabs and in the laundry rooms, at a cost of \$4,000.

- * AHCTS believes that management's position is both simple and clear-unless the tenants are willing to help pay NOW for increased protection (whether or not their leases are due for raises), management does not intend to do anything permanently about the security problem except (1) hire 1 1/2 guards; (2) buy new guard uniforms, (3) buy 10 walkie-talkies, and (4) install sound devices in the elevator cabs and laundry rooms. AHCTS BELIEVES THAT THIS POSITION OF MANAGEMENT IS TOTALLY UNREASONABLE AND UNSATISFACTORY, THAT THE TENANTS DESERVE MORE CONSIDERATION, AND THAT THE MAJOR PORTION OF ANY INCREASED COSTS SHOULD NOT BE PASSED ON TO THE TENANTS.
- * The members of AHCTS have spent approximately 900 man-hours (o.k., 900 man/woman hours for you Woman's Lib types) during the past 6 weeks in analyzing the problem of tenant security in the Colonnades and in considering hundreds of suggestions for improving security. While we are admittedly not experts on security, all of us have good common sense and all of us have lived in the Colonnades for several years. Based on the work and research we have done, AHCTS wants to offer for your consideration and support the following program for improving security. Our proposal is built around 2 deterrents to criminal activity -- (1) increasing the number and hence visibility and effectiveness of guard/doormen personnel, and (2) extending the eyes and ears of the guards/doormen by closed-circuit television. Here is what AHCTS recommends as the minimum acceptable -- yet reasonable -- program for improving tenant security:

----- AHCTS PROPOSAL FOR SECURITY -----

FOR A and B BUILDINGS:

In each building there will be a DOORMAN at the front door entrance 24-hours a day. He will challenge all those seeking entry to the building; only tenants will be admitted; all guests will be announced to the tenant they are visiting and admitted only with permission. The DOORMAN will have NO other duties or responsibilities.

Outside of each building there will be one GUARD. He will patrol the grounds and parking lot area constantly; he will assist with deliveries between 9 AM and 6 PM.

Closed circuit television will be located at back doors, in elevator cabs, laundry rooms and monitored by the DOORMAN.

The DOORMAN and GUARD will have walkie-talkie communications.

Additional Fencing will be installed behind A at State Street and behind B on 7th Avenue to limit access of property to unauthorized personnel.

A ROVING GUARD in a van will relieve doormen; take care of emergencies. continued....

BACK DOORS will always be locked and entry must be with a key; after 8 PM there will be no admittance through this door.

FOR C and D BUILDINGS:

Improve fencing to limit access of unauthorized personnel from the parking lot and basement doors. Place a DOORMAN 24-hours a day on the 7th Avenue entrance to parking lot to admit only authorized personnel. All deliveries will go through this entrance. This will eliminate the need for DOORMEN for the three doors in the basement at the C,D complex and prohibit unauthorized cars and people entering the parking lot and playground.

On the lobby floor there will be one DOORMAN for each building 24-hours a day. Guests will be announced and admitted with the tenants' permission ONLY; guests will be admitted only through these doors. The DOORMAN will have no other duties or responsibilities.

One GUARD will patrol the outside grounds and parking lot and assist with deliveries between 9 AM and 6 PM.

A Closed Circuit Television with sound will be installed in the elevator cabs, laundry rooms, and at the basement doors, and will be monitored by the DOORMAN.

A ROVING GUARD in a van will relieve doormen and take care of emergencies.

The DOORMAN and GUARD will have walkie-talkie communications.

The LOADING ZONE DOOR will be locked between 10 PM and 8 AM to tenants and visitors.

GENERAL: APPLICABLE TO A,B,C,D

Install additional lighting in parking lots and on the grounds; Issue parking decals to all reserved slot tenants to be put on the back of your rear-view mirror. Parking gates must be functioning AT ALL TIMES;

Intercom system will be amplified and maintained at all times.

This system will be controlled exclusively by the DOORMAN.

The ROVING GUARD and not the DOORMEN or the GUARDS will be the only person authorized to admit locked out tenants.

Management should devise a system whereby all complaints concerning security are numbered as they are registered and the tenant is informed of the action taken by management IN WRITING, on his complaint.

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According to our calculations, adoption of this program for improving tenant security will mean incremental costs of approximately \$192,000 as follows: (1) incremental personnel of \$120,000, (2) closed circuit television at \$40,000, and (3) added lighting at \$32,000. If, over our dead bodies, all of this incremental cost of \$192,000 was passed onto the tenants and spread equally over the 1200 plus dwelling units in the buildings, it would mean an additional \$13.33 per apartment per month. Similarly, if all of the recurring portion (and not the capital improvement portion) of this incremental cost of \$192,000 was passed onto the tenants and spread equally over the 1200 plus dwelling units in the buildings, it would mean an additional \$10.00 per apartment per month.

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* Some tenants will note that the AHCTS plan does not contain some of the other suggestions -- some obviously unworkable and prohibitively expensive, others well conceived and less costly -- made by themselves or other tenants. In our opinion, however, the AHCTS plan represents the most workable yet financially reasonable combination of all the available alternatives. For example, some tenants suggested that an organization called CAPPS be contacted for their assistance on either a temporary or permanent basis. We did make contact with representatives of CAPPS, only to find out that they require a fee, the payment of which AHCTS cannot afford and which would be more expensive than if management were to hire its own guards. Likewise, we have not included in the AHCTS plan any call for armed guards or police dogs, largely because of the quasi-public nature of any apartment building and because of the potential for serious injury to innocent by-standers, particularly the large numbers of children. While the AHCTS plan may not please each and every tenant, we believe it will do the job (i.e., provide greatly increased protection) without making unreasonable financial demands on management.

* The last part of this BULLETIN consists of a QUESTIONNAIRE intended to survey your opinion about three basic questions. The QUESTIONNAIRE forms will be picked up during the early evening hours on Tuesday and Wednesday, March 16th and 17th, by representatives of AHCTS. If the representative misses you on Tuesday or Wednesday, please slip your questionnaire sheet only under any of the following doors NO LATER THAN THURSDAY:

A) B) = Alan Hornstein, A315; C) Demetrios Tassios, C2211;
D = John Thomas, D508.

WE WOULD LIKE TO HAVE A 100% RETURN ON THE QUESTIONNAIRE SO WE CAN ACCURATELY PRESENT TO MANAGEMENT THE OPINIONS OF THE TENANTS. YOU OWE IT TO YOURSELF TO TAKE A TINY FRACTION OF THE TIME WE HAVE SPENT TO RE-READ THIS BULLETIN AND THEN TO ANSWER THE QUESTIONS ON THE QUESTIONNAIRE. The 3 questions about which we seek your opinion are:

1. DO YOU APPROVE OF THE AHCTS PLAN AS A SATISFACTORY AND REASONABLE PROGRAM FOR IMPROVING TENANT SECURITY?

We believe that no plan can ever make any apartment building 100% secure, and we believe that some plans have ridiculous cost consequences. But, we do believe that the AHCTS plan constitutes a satisfactory and reasonable program for improving tenant security. If the majority of the tenants agree then AHCTS, like the negotiating team for a labor union, will feel duty-bound to press for the AHCTS plan in negotiating with management. And, any proposed settlement coming out of our negotiations with management will of course be presented to the tenants for their approval. All we ask now is that you approve the AHCTS plan (and its components), thus authorizing AHCTS to use the AHCTS plan as the tenants' initial bargaining posture in our negotiations with management.

2. HOW DO YOU THINK THE COSTS OF INCREASED SECURITY SHOULD BE APPORTIONED AS BETWEEN MANAGEMENT AND TENANTS?

As we pointed out already, adoption by management of the AHCTS plan will mean incremental costs of approximately \$192,000 in the first year, and approximately \$120,000 each year thereafter. We would all be silly if we did not expect that some portion of those added costs would be passed onto the tenants via increased rents. Likewise, management would be terribly naive to expect to pass onto the tenants all of the costs of any increased security program. — AHCTS believes that the proper questions are how much of any increased costs be passed onto tenants via increased rents?,
continued....

and when should any such rent increases take effect? AHCTS believes both of these questions are proper subjects for negotiation between management and AHCTS. Any proposed settlement will of course be presented to you for your approval.

3. HOW MUCH ARE YOU WILLING TO SUPPORT AHCTS IN ITS EFFORTS TO NEGOTIATE ON YOUR BEHALF WITH MANAGEMENT FOR THE PURPOSE OF IMPROVING SECURITY?

The members of AHCTS have spent a great deal of time and a small amount of money in trying to mobilize and organize the tenants' demand for improved security. We believe that very little has been done by management to improve security in the 6 weeks since Mr. Barrish was killed. Moreover, in view of the management's position as outlined in its letter of March 12th, there is real doubt whether management will agree to the AHCTS plan (or any other, for that matter) without some strong showing of collective tenant action. Before we, the present "members" of AHCTS, make any deeper commitment of time or money to the task of improving security, we would like to know whether you approve and support our activities to date and whether we can count on you as a "member" of AHCTS.

For further information, comment, or questions, contact:

AB Alan Hornstein, 483-7979	or Pete Millington, 484-6244
CD Hilda Templeton, 484-7507	or Clarence Gillian, 484-5777
CD Don Granick, 484-8615	or John Thomas, 484-9047

PLEASE GO ON TO THE NEXT PAGE. THIS IS THE QUESTIONNAIRE TO BE FILLED OUT AND PICKED UP BY AHCTS REPRESENTATIVES ON TUESDAY, MARCH 16th and WEDNESDAY, MARCH 17th. DETACH THE QUESTIONNAIRE AND RETURN THAT PORTION ONLY TO YOUR REPRESENTATIVE.

For your information, here are numbers you can call to register complaints to management about security:

484-0070, Management, Between 9 AM-4:30 PM

483-0473, Guard Stations

484-7273, Answering Service, all hours

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QUESTIONNAIRE

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BEFORE FILLING IN THIS QUESTIONNAIRE, PLEASE RE-READ AHCTS' PLAN FOR SECURITY AS DETAILED BEGINNING NEAR THE BOTTOM OF PAGE 2 AND CONTINUING ONTO PAGE 3.

1. I am dissatisfied with management's response, as reported and excerpted in the AHCTS BULLETIN, to the problem of tenant security:

YES _____ NO _____ NO OPINION _____

2. I basically approve of the AHCTS PLAN for improving tenant security,

YES _____ NO _____ NO OPINION _____

3. I have the following opinions about the basic elements of the AHCTS PLAN:

ELEMENT	Strongly	Agree	No	Disagree	Strongly
	Agree		Opinion		Disagree
(A.) Personnel:					
More Guards	_____	_____	_____	_____	_____
Fulltime Doormen	_____	_____	_____	_____	_____
(B.) Closed Circuit Television	_____	_____	_____	_____	_____
(C.) More Lighting	_____	_____	_____	_____	_____
(D.) Improved Fencing	_____	_____	_____	_____	_____

4. While I basically approve of the AHCTS PLAN, I also feel strongly about these other suggestions:

- A. _____
- B. _____
- C. _____
- D. _____

5. I feel that, with respect to the added costs of any security improvement program, the tenants should pay:

ALL _____ SOME _____ NONE _____

6. I support and approve of AHCTS's activities to date, and want to become a non-contributing member:

YES _____ NO _____ NO OPINION _____

7. Not only do I support and approve of AHCTS's activities to date, but also I am willing to contribute \$5.00 if it should be necessary at a later date to help AHCTS carry on its activities to improve tenant security:

YES _____ NO _____ NO OPINION _____

Your Bldg/Apt Number _____

Your Name _____